Z-2542
ASPEN LAFAYETTE PARTNERS
I3 to GB

STAFF REPORT
July 11, 2013

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REQUEST MADE, PROPOSED USE, LOCATION:
Petitioner, represented by Jason Ramsland of Ball Eggleston, is requesting rezoning of 11.158 acres located at the northwest corner of Sagamore Parkway and Duncan Road, The Landis & Gyr building is also known as 2800 Duncan Road, Lafayette, Fairfield 9 (SW) 23-4.

Petitioner's legal counsel has offered no proposed use.

ZONING HISTORY AND AREA ZONING PATTERNS:
This property and land to the north and south across US 52 are zoned I3—Industrial. General Business zoning is located to the east; the INOK building was rezoned from I3 to GB in spring of 2013 (Z-2519). Flood Plain zoning associated with the Wabash River is located adjacent to the west, extending all the way to Soldier's Home Road.

AREA LAND USE PATTERNS:
This site is home to Landis & Gyr, an energy management company. The Wabash River and its flood plain is located to the west, the INOK building, several commercial uses, as well as the Purdue Warehouse and Surplus Store are located to the east.

Land to the north is wooded and undeveloped.

TRAFFIC AND TRANSPORTATION:
US 52 is designated a divided primary arterial and Duncan Road is designated a local road according to the adopted *Thoroughfare Plan.* A single access drive to the site is located off Duncan Road, about 700' north of the intersection with US 52; there are no vehicular access points along US 52.

A paved parking lot containing nearly 400 spaces is located behind the building.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:
A dense row of trees line the southern, northern and western edges of this site, blocking view from US 52 and providing a buffer to the flood plain.

Bufferyards are required where GB zoning would abut both the Flood Plain zone (to the west) and I3 zone (to the north).

STAFF COMMENTS:

This site was strategically placed into the North 9th Economic Development Area to allow for industrial redevelopment in 2000 (then the Siemens property) by Lafayette Redevelopment Commission Resolution 2000-1. Using the increment tax revenues, several improvement projects have been completed including: both Duncan Road and N. 9th Street were reconstructed, adding additional lanes and drainage and pedestrian improvements as well as sewer and water improvements.

One of the goals of the Plan for the North 9th Economic Development Area is to "retain a major industrial manufacturer…and potentially expand other significant commercial and industrial development in the City" (LRC Resolution 99-10). Additionally, in creating the TIF, the City recognized that there are "inadequate financial incentives for the retention and/or expansion of some local industries and the attraction of new ones."

As stated in the North 9th Economic Development Area Plan, "the planning, replanning, development and redevelopment will benefit the public health, safety and general welfare, increase the economic well-being of the city and serve to protect and increase property values in the City." The *Comprehensive Plan's Urban Area Land Use Plan: Elements of Change* continues to call for "…industrial infilling and intensification…" along N. 9th Street Road in this area.

While staff recognizes the redevelopment plan was created 13 years ago, this area has not changed significantly in its character, function or land use. The stated purpose of the North 9th Plan is to provide areas for industrial expansion, redevelopment and public and private investment in this important gateway to both Lafayette and West Lafayette. It would be unfortunate to lose an 11-acre piece of important industrial property to commercial uses, some potentially tax-exempt with the added possibility of losing skilled industrial jobs.

Guided by the adopted *Comprehensive Plan*, the North 9th Economic Development Area Plan, approved APC Resolution 99-01 that stated the North 9th Plan was in conformance with the *Comprehensive Plan,* staff cannot recommend approval.

STAFF RECOMMENDATION:
Denial